

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16881 of Greystar Atlantic Company, pursuant to 11 DCMR 3104.1, for a special exception to permit more than one roof structure, and of differing heights, under §411, and pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under § 772, to construct an apartment house with ground floor retail in the DD/C-2-C District, at premises 4th and Massachusetts Avenue, NW (Square 517, Lots 40, 41, 47, 48, 803-805, 808, 809, 811-817, 854, 855, 857-863, 868-870 (new Lot 51)).

Note: As a preliminary matter, the Board acknowledged the Applicant's withdrawal of its original request of relief from the side yard requirement of § 775.

HEARING DATE: June 11, 2002
DECISION DATE: June 11, 2002 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case is self-certified, pursuant to § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2C and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 2C. ANC 2C, which is automatically a party of this application, submitted a written statement in support of the application. The D.C. Office of Planning (OP) submitted a written report and testified in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for special exception pursuant to 11 DCMR §§ 3104.1 and 411 and for variance pursuant to 11 DCMR §§ 3103.2 and 772. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the ANC and the OP, the Board concludes that the applicant has met the burden of proof, pursuant to

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As Director of the Office of Zoning, I hereby certify and attest that on JUN 24 2002 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

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ATTESTED BY:


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Director, Office of Zoning